GowlandWhite




# Orchard Mews, Eaglescliffe, TS16 0PQ

**REDUCED FOR A QUICK SALE**
A superb first floor apartment offered for sale with no onward chain. An ideal opportunity for first time buyers or investors.

Well presented throughout, the property features a welcoming curved hallway, spacious open plan lounge and kitchen. The living area is bright and airy with a balcony, while the kitchen comes fully equipped with integrated appliances including a washing machine, dishwasher, fridge freezer, oven and hob.

There are two double bedrooms, with the master bedroom benefiting from its own en suite. A modern bathroom with shower over the bath completes the internal layout. The property benefits from double glazing and underfloor heating.

Externally, the apartment enjoys an allocated parking space along with additional visitor parking.

The location is exceptionally convenient: Tesco sits just across the road, Yarm is only a short distance away, and Egglescliffe School is within easy reach. Transport links are excellent, with quick access to the A66 and Eaglescliffe train station is within walking distance.

Offers In The Region Of £150,000

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HALLWAY

KITCHEN/LOUNGE
23'3" x 14'1" (7.09m x 4.29m)

BEDROOM ONE
12'2" x 10' (3.71m x 3.05m)

ENSUITE
7'3" x 4'10" (2.21m x 1.47m)

BEDROOM TWO
12' x 8'8" (3.66m x 2.64m)

BATHROOM
6'2" x 5'4" (1.88m x 1.63m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.













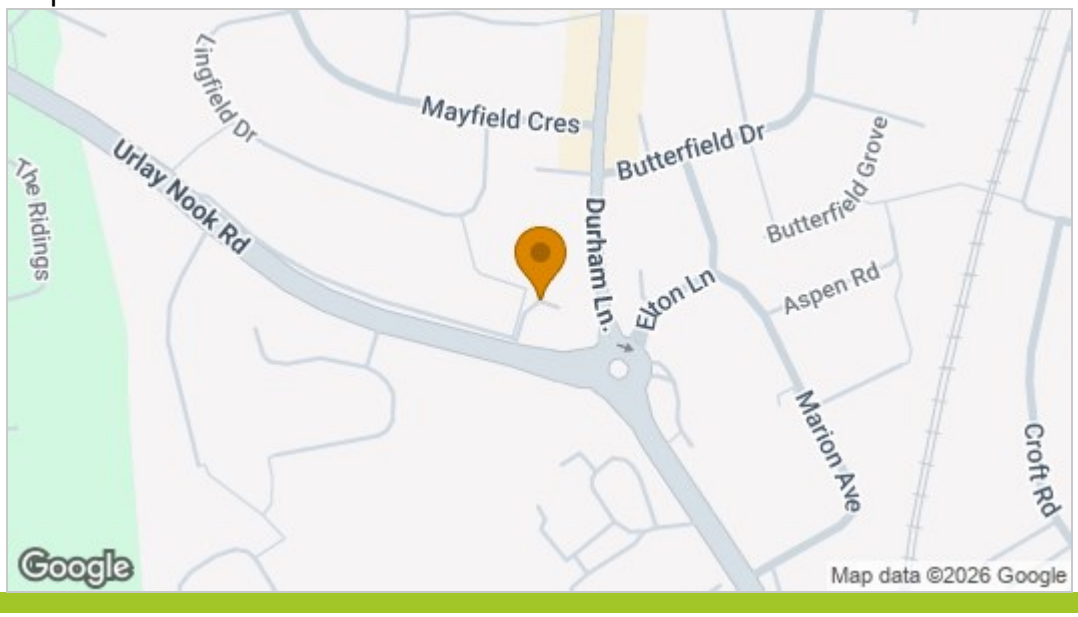




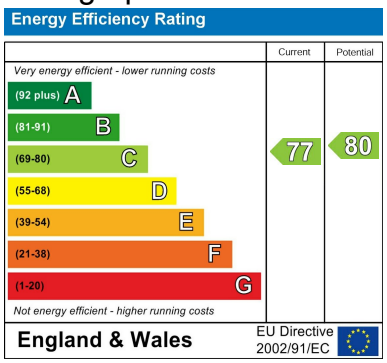




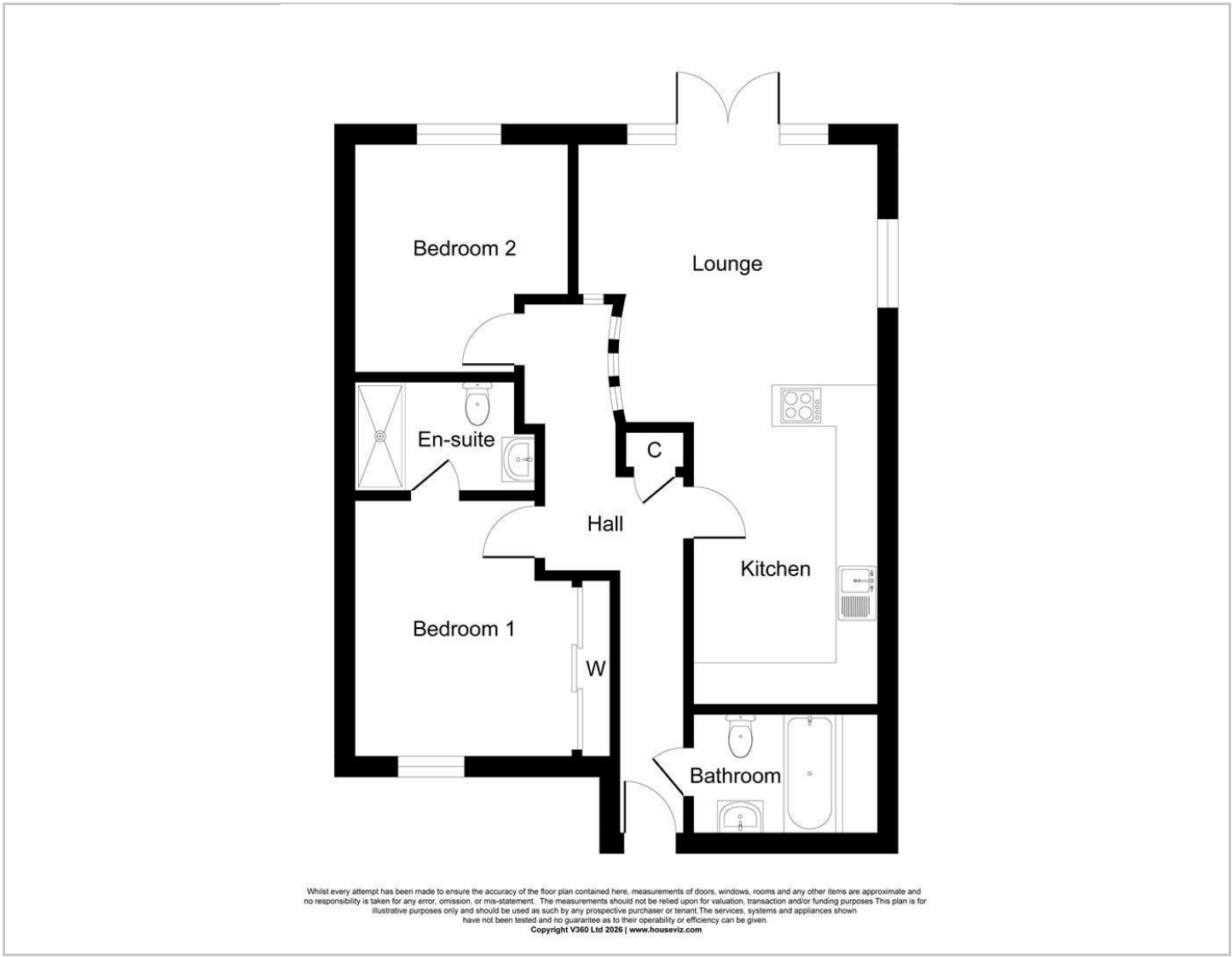

## Map




## EPC graph




## Floor Plan




VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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